

S U M M A R Y

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		Date Received:	03/26/07
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ENTITY	City of Renton	Date Filed:	
ACTION	Petition/Resolution by Renton City Council for Land Annexation (Election Method)	Expiration 45 Days:	05/10/07
TITLE	Benson Hill Annexation	Board Meeting:	04/20/06

Introduction: The City of Renton, at the request of citizens, proposes annexation of the Benson Hill Area. The annexation has been proposed by the petition/election method (RCW 35A.14). The City has invoked jurisdiction to permit public review of the annexation proposal by the Washington State Boundary Review Board for King County, an independent, quasi-judicial agency.

Location The Benson Hill Annexation Area is located on the southeastern edge of the City of Renton. The Annexation Area is generally bordered on the north by the City of Renton. The northernmost boundary generally follows NE 22nd Street (if extended). The annexation area is bordered, as well, on the west by the City of Renton. This boundary is serpentine, primarily following 104th Avenue SE and extending, at some locations, to 92nd Avenue South. A portion of the southern boundary (South 200th Street) borders on the City of Kent. The remainder of the Annexation Area – the easternmost boundary of which is located at 135th Place SE – borders Unincorporated King County.

Land Area 2438 acres

Land Use Existing: Approximately 5897 residential dwelling units (Single-Family; Multi-Family); Commercial Uses; Public Open Spaces
Estimated Future: Residential Uses (Single-Family; Multi-Family); Commercial Uses; Public Open Spaces

Population Existing: 16100 persons
Estimated Future: 19,816 persons

Assessed Valuation \$1.2 billion

County Comprehensive Plan Designation	Residential Use – Urban Density; Commercial
County Zoning	Primary Zoning Designation - R-4 – R-12 units per gross acre); Limited Designation - > 12 units per acre; Community Business; Neighborhood Business; Public Open Space.
City Comprehensive Plan/ Zoning	<u>Proposed:</u> Residential Uses (Low Density Single -Family; Medium Density Single-Family Use; Medium Density Multi-Family Use); Commercial Corridor; Public Uses/Open Space
District Comprehensive Plan	Not applicable.
District Franchise	Not applicable
Urban Growth Area (UGA)	The Benson Hill Area is located within the Urban Growth Area as identified under the State Growth Management Act, King County Comprehensive Plan and City of Renton Comprehensive Plan.
SEPA Declaration	The Benson Hill Area was addressed in an Environmental Impact Statement prepared for the City of Renton's Comprehensive Plan. The proposed Benson Hill Annexation is exempt from SEPA pursuant to RCW 43.21C.222

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Reagan Dunn; Julia Patterson

King County: Clerk of Council, Department of Natural Resources (DNR); Department of Development and Environmental Services (DDES), Department of Assessments, Department of Transportation (DOT), State Department of Ecology (DOE), King County "911" Program, Office of Management and Budget, Deputy Prosecuting Attorneys' Office, King County Records and Election Division, Fire Marshal Division, Historic Preservation Program, Puget Sound Regional Council, Community and Human Services, Public Health Department

Cities: Kent

Fire Districts: King County Fire Protection District No. 40; King County Fire Protection District No. 37

Water Districts: Soos Creek Water and Sewer District; City of Renton Public Works Department

Sewer Districts: Soos Creek Water and Sewer District; City of Renton Public Works Department

School District: Renton School District #403; Kent School District #415

SUMMARY (File No. 2256)

The City of Renton proposes the annexation of 2438 acres known as the Benson Hill Area. The annexation is proposed in response to interest expressed by citizens of the Benson Hill in joining the City of Renton.

The Benson Hill Area Annexation Notice of Intention is based upon a Resolution by the Renton City Council approving a plan to incorporate this territory. This Resolution was approved in March of 2007.

With the annexation application based upon the Resolution, the City of Renton has invoked jurisdiction at the Boundary Review Board. The City is seeking a public hearing in order to provide an opportunity for Benson Hill citizens to comment upon the proposed annexation before an independent body. Further, the City of Renton Resolution calls for an annexation election to permit the citizens of the Benson Hill Area to ultimately decide whether or not to join the City of Renton.

The Benson Hill Annexation Area is located on the southeastern edge of the City of Renton. The Annexation Area is generally bordered on the north by the City of Renton. The northernmost boundary generally follows NE 22nd Street (if extended). The annexation area is bordered, as well, on the west by the City of Renton. This boundary is serpentine, primarily following 104th Avenue SE and extending, at some locations, to 92nd Avenue South. A portion of the southern boundary (South 200th Street) borders on the City of Kent. The remainder of the Annexation Area – the easternmost boundary of which is located at 135th Place SE – borders Unincorporated King County.

The unincorporated Benson Hill Area is included in the “Land Use Element” of the City of Renton Comprehensive Plan. The Plan was established in 1995 and has been updated annually since that initial adoption. Based upon that Comprehensive Plan, and pursuant to RCW 35A.14, the City proposes annexation of the Benson Hill Area. The proposed Benson Hill Area Annexation would be consistent with the City of Renton Plan (e.g., Annexation Policies and Land Use Policies), including those provisions relating to land development, service provision, and mutual social and economic benefits – e.g., L-5.2.1, L-5.3.2, L-5.4, and L-5.6.)

The City of Renton reports that the proposed Benson Hill Annexation also conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70.20, which requires community planning goals, for urban growth, services and infrastructure, and environmental preservation. Additionally, the application reportedly is consistent with RCW 36.70A.020 (1), encouraging development in urban areas where there are adequate public services. It is also consistent with RCW 36.70A.020 (12), which calls for public services to support permitted development.

Annexation would permit the City of Renton to establish land use designations and zoning standards for Benson Hill. The City is likely to propose residential designations that permit less intensive uses than those designations established by King County for the Benson Hill Area. Annexation would permit development of primary land uses and corollary public services (e.g., roadways) as envisioned in RCW 36.70A and as appropriate to the Benson Hill Area. More specifically:

- As established by RCW 36.70A, upon annexation of the Benson Hill Area, the City is prepared to provide development review services and general administrative services to the annexation area under local, regional, and state standards. At present Benson Hill is substantially developed with approximately a range of single-family and multi-family dwellings housing approximately 16,100 persons. There are opportunities for redevelopment and new development which could bring new residents to the Benson Hill Area. At full development, the population of this community is estimated to be 19,816 persons.
- As established by RCW 36.70A, upon annexation the Benson Hill Area will be governed by the City of Renton’s critical areas ordinances. The City of Renton is prepared to provide environmental review (including evaluation and regulation of environmentally sensitive areas.) Environmentally sensitive areas in and near to Benson Hill would also be preserved with the proposed annexation.

Further, the Benson Hill Annexation is reported to be consistent with the King County Comprehensive Plan. Following are examples of King County Comprehensive Plan/Countywide Planning Policies that are addressed by the proposed Benson Hill Annexation:

FW-13: Cities are the appropriate providers of local urban services to Urban Areas.

LU-31: The County should identify urban development areas within the Urban Growth Area

LU-32: The County should encourage cities to annex territory within their designated potential annexation area

LU-33: Land within a city's potential annexation area shall be developed according to local and regional growth phasing plans

U-203: Land within Urban Growth Area is encouraged to support the preponderance of population and employment growth.

U-301: King County should work with cities to support annexations within the Urban Growth Area when consistent with the King County Comprehensive Plan.

U-304: King County should support annexation proposals when such annexation would accommodate urban densities and efficient land use patterns consistent with the King County Comprehensive Plan.

The proposed Benson Hill Annexation is reportedly consistent with the provisions of RCW 36.93 (Boundary Review Board Regulations). For example, this annexation would be consistent with Objective 1, which calls for the preservation of neighborhoods. This area is linked to Renton by social fabric (e.g., similar land uses, regional and local open spaces and by natural/built geographic features (e.g., Springbrook Creek, Soos Creek, Green River Valley Plateau, Panther Creek).

Similarly the annexation would reportedly be consistent with Objective 2 which calls for the use of physical boundaries to determine an annexation area. The borders of the Benson Hill Area follow municipal lines, roadways, property lines and other physical boundaries.

This annexation would also reportedly be consistent with Objective 3, which calls for creation of logical service areas, and Objectives 4-7, which call for the achievement of reasonable boundaries for a jurisdiction. Although the Benson Hill Area possesses a rather unusual configuration, the lands within these borders are specifically established for annexation by Renton under the City of Renton Comprehensive Plan (approved by the State of Washington in 1995). Further the boundaries of the proposed annexation area reflect citizen interest in affiliation with this local jurisdiction.

With annexation to Renton, all services and land use regulations for the Benson Hill Area reportedly may be efficiently coordinated under unified regulatory authorities administered by a single local government unit. Upon annexation, the City of Renton will include the Benson Hill properties in its Service Area. The City of Renton has planned and can provide urban services to the area either directly or via agreements between the City and service providers.

More specifically, the City of Renton will assume responsibility for provision of policing services to the Benson Hill Area. The City will also provide fire/emergency services to the Benson Hill Annexation properties. The City is working to develop a timely plan for transition of assets, real property, and personnel from Fire District No. 40 and from Fire District No. 37.

Soos Creek Water and Sewer District will continue to provide water services and wastewater services to the area. The City reports that the Soos Creek District has sufficient capacity to accommodate the build out of the estimated remaining developable land in the entire proposed Benson Hill Annexation Area (2438 acres). The City will provide stormwater management systems in accord with the King County Surface Water Design Manual.

Area students would be served by the Renton School District and the Kent School District. The City of Renton Library and the King County Library would be accessible to citizens.

Law and justice facilities would be provided to the community. Local and regional recreation facilities would be available to the citizens. Existing parks are available for utilization as currently developed and/or for redevelopment to preserve open spaces and upgrade recreational facilities.

This annexation would also reportedly be consistent with Objective 8, which calls for inclusion of urban areas within municipalities. Annexation would permit citizens to affiliate with a local government and thus to participate in the local government process.

The City of Renton has reportedly conducted fiscal analyses related to the proposed Benson Hill Annexation. Study findings report that the citizens of Benson Hill will support annexation, in part, through property taxes, standard service fees, and other revenues based on population. For example, upon annexation, property owners will assume their share of the regular and special levy rate of the City for capital facilities and public services.

At annexation, the City would receive revenue in the amount of \$8,038,000 and be faced with expenditures of \$8,719,000. Thus, the City of Renton would realize an initial (first-year) cost of approximately \$681,000 based upon the intent of City officials to provide facilities and services in the Annexation Area in a manner equivalent to levels of service provided to citizens of the existing City of Renton.

However, the City would also have access to resources to address these costs. More specifically, SSB 6686 would permit the City access to sales tax funds that would permit the off-setting of the cost-to-revenue imbalances occurring in conjunction with the Benson Hill Area Annexation.

The City is committed to taking the necessary steps (e.g., seeking funding, hiring staff members) as to ensure equivalent levels of service for the Benson Hill Area both at current development and at estimated maximum development. The City reportedly supports the Benson Hill Annexation so that Renton may serve citizens of the area.